



County of San Diego, Planning & Development Services

VALUATION MULTIPLIERS

BUILDING DIVISION

(Effective 4/11/2008)

A. New construction or additional floor area

Occupancy and Type	Value per Sq. Ft.	Square Feet	Value
RESIDENTIAL			
Apartment Houses:			
Type I- or II-F.R.	\$145.10		
Type III- or V-Masonry	118.50		
Type V-Wood Frame	109.20		
Type I-Basement Garage	50.60		
Dwellings:			
Type V-Adobe	162.40		
Type V-Masonry	129.10		
Type V-Wood Frame	122.50		
Type V-Addition	146.40		
Basements (non-habitable)	30.60		
Private Garages:			
Wood Frame	32.00		
Wood Frame (finished)	32.00		
Masonry	37.30		
Open Carports	22.60		
COMMERCIAL/INDUSTRIAL			
Banks:			
Type I- or II-F.R.	197.00		
Type III – 1-hour	159.70		
Type III-N	154.40		
Type III & V - 1-hour	145.10		
Type II & V-N	141.10		
Churches:			
Type I- or II-F.R.	131.80		
Type II – 1-hour	99.80		
Type II-N	94.50		
Type III – 1-hour	107.80		
Type III-N	102.50		
Type V – 1-hour	101.20		
Type V-N	94.50		
Convalescent Hospitals:			
Type I or II-F.R.	185.00		
Type II – 1-hour	129.10		
Type III – 1-hour	131.80		
Type V – 1-hour	123.80		
Fire Stations:			
Type I or II-F.R.	151.80		
Type II – 1-hour	99.80		
Type II-N	94.50		
Type III – 1-hour	109.20		
Type III-N	105.20		
Type V – 1-hour	102.50		
Type V-N	97.20		
Hospitals:			
Type I- or II-F.R.	217.00		
Type III- 1-hour	179.70		
Type V – 1-hour	171.70		

Occupancy and Type	Value per Sq. Ft.	Square Feet	Value
Industrial Plants:			
Type I- or II-F.R.	\$75.90		
Type II – 1-hour	53.20		
Type II-(stock) or 1-hour	49.30		
Type III – 1-hour	58.60		
Type III-N	54.60		
Type V – 1-hour	54.60		
Type V-N	50.60		
Tilt-Up	39.90		
Medical Offices:			
Type I- or II-F.R.	159.70		
Type II 1-hour	122.50		
Type II-N	117.10		
Type III – 1-hour	133.10		
Type III-N	123.80		
Type V – 1-hour	119.80		
Type V-N	115.80		
Offices & Fitness Center:			
Type I- or II-F.R.	142.40		
Type II 1-hour	95.80		
Type II-N	90.50		
Type III – 1-hour	102.50		
Type III-N	98.50		
Type V – 1-hour	95.80		
Type V-N	90.50		
Public Garages:			
Type I or II-F.R.	65.20		
Type I- or II-Open Parking	49.30		
Type III – 1-hour	49.30		
Type III-N	43.90		
Type II-N	37.30		
Type V – 1-hour	45.30		
Restaurants:			
Type III – 1-hour	130.50		
Type III-N	125.10		
Type V – 1-hour	118.50		
Type V-N	114.50		
Schools:			
Type I- or II-F.R.	147.80		
Type III – 1-hour	107.80		
Type III-N	103.80		
Type V – 1-hour	101.20		
Type II – 1-hour	101.20		
Type V-N	97.20		
Service Stations & Car Washes:			
Type II-N	89.20		
Type III – 1-hour	93.20		
Type V – 1-hour	79.90		
Canopies	37.30		

Shell Building: A shell building is defined as a building for which HVAC, lighting, suspended ceiling, plumbing and electrical systems, partition layouts and interior finish are not shown on the plans for which separate tenant improvement plans will be submitted for plan check at a later date showing these items. Warehouses and Industrial buildings shall not be considered shell buildings. The valuation for shell buildings shall be taken as 80% of the valuation for the complete building.

"Tenant Improvements": Collect \$40.80/sq. ft., or the difference between valuation for a store and the valuation for new use, whichever is greater.

- Additions:** Additions to commercial/industrial building or structure will be valued at 120% of the value for a new building of the same occupancy and type of construction.

Occupancy and Type	Value per Sq. Ft.	Square Feet	Value
Hotels and Motels:			
Type I- or II-F.R.	134.40		
Type III-I-hour	117.10		
Type III-N	110.50		
Type V-I-hour/Type II-N	101.20		
Type V-N	99.80		
Theaters:			
Type I- or II-F.R.	146.40		
Type III-1-hour	106.50		
Type III-N	101.20		
Type V-1-hour	99.80		
Type V-N	94.50		

Occupancy and Type	Value per Sq. Ft.	Square Feet	Value
Stores			
Type I- or II-F.R.	109.20		
Type II 1-hour	66.60		
Type III-1-hour	81.20		
Type III-N	77.20		
Type V-N	63.90		
Warehouses:			
Type I- or II-F.R.	65.20		
Type III-N	42.60		
Type II or V-1-hour	38.60		
Type II or V-N	37.30		
Type III-1-hour	43.90		

B. Alterations to Existing Structure with no Addition of Floor Area.

Change in Occupancy or Change in Use: Examples – Convert warehouse to office(s), change house to a restaurant, enclose porch, or convert garage, etc. Use difference in valuation based on square footage between existing use and new use.

Value per square or linear foot		Value
Add air conditioning (including Heat Pumps)		
Commercial	\$ 5.60 per sq. ft. of building	
Residential	4.70 per sq. ft. of building	
Add fire sprinkler system		
	3.50 per sq. ft.	
Close exterior wall openings		
	18.60 per sq. ft. of opening	
Install windows or sliding glass doors		
	20.00 per sq. ft. of opening	
Interior partitions		
	63.90 per linear ft.	

C. Miscellaneous (available to both new construction and alterations.)

Occupancy and Type	Value per Sq. Ft.	Square Feet	Value
AGRICULTURAL:			
Buildings (General)	\$ 22.60		
Greenhouses (Homicultural)	6.00		
ALUMINUM SIDING	6.70		
ANTENNAS:			
Radio-Over 30 ft. in height			\$4,286.00
Dishes			\$5,212.00
AWNINGS & CANOPIES:			
Aluminum	25.30		
Canvas (Residential)	10.70		
Commercial Canopies/Arcades	31.20		
"SunRooms"/Solariums Conforming to R-OCC Const.Stds.	123.80		
Residential "Greenhouses" (Conservatories, etc.)	21.60		
BALCONY/STAIRS/WALKING DESKS:	17.30		
FENCES:			
Wood and Chainlink	2.70		
Wire	2.70		
Masonry	10.70		
Wrought Iron	6.70		
Barbed Wire	0.30		
Rail	0.90		
LARGE POULTRY SHEDS: (e.g. Poultry Farms)	9.60		
PATIOS:			
Wood Frame with Cover	10.70		
Wood Cover and Walls	14.60		
Metal Frame with Cover	13.30		
Metal Cover and Walls	17.30		
Masonry Walls	10.80		
Screen/Plastic Walls	4.00		

Occupancy and Type	Value per Sq. Ft.	Square Feet	Value
PILE FOUNDATIONS:			
Cast-in-Place Concrete	\$28.00		
Steel & Pre-Cast Concrete	69.20		
PLASTERING:			
Inside	4.00		
Outside	4.00		
RETAINING WALLS:			
Concrete or Masonry	21.30		
ROOFING:			
Built-up	1.60		
Composition Shingles/Fiberglass	1.50		
Asbestos Shingles/Cement	3.60		
Wood Shingles	3.60		
Wood Shakes	3.60		
Aluminum Shingles	5.40		
Clay Tile	4.60		
Concrete Tile	3.90		
Roofing Structure Replacement	17.30		
SAUNA (Steam)			10,698ea
SPA OR JACUZZI			8,777ea
STONE-BRICK VENEER	9.60		
SWIMMING POOL:			
Vinyl Lined	41.30		
Gunite	45.30		
Fiberglass	49.30		
TENANT IMPROVEMENTS:			
Hazardous "H" Occupancies	55.90		
Other (Such as Stores, Banks, Churches, Medical Office, etc.)	40.80		

Move-on House Fee: The permit fee shall be 75% of the fee for a site built dwelling, plus the Compliance Survey fee.

SCHEDULE G – BUILDING PERMIT FEES BASED ON VALUATION

(1) BUILDING PERMIT FEES

FOR ISSUING EACH PERMIT \$15.00

TOTAL VALUATION	PERMIT FEE
\$1.00 to \$500.00	\$15.00
\$501.00 to \$2,000.00	\$15.00 for the first \$500.00 plus \$2.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,001.00 to \$25,000.00	\$45.00 for the first \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$252.00 for the first \$25,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$414.50 for the first \$50,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$639.50 for the first \$100,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$2,039.50 for the first \$500,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,001.00 and up	\$3,539.50 for the first \$1,000,000.00 plus \$2.00 for each additional \$1,000.00 or fraction thereof.

(2) OTHER FEES UNDER SCHEDULE G:

PLAN REVIEW FEES. When a plan or other data is required or requested pursuant to the code, a plan review fee shall be paid at the time of submitting plans and specifications for review. Said plan review fee shall be 65% of the building permit fee.

DISABLED ACCESSIBILITY REVIEW FEES. The fee for conducting a review of plans for compliance with the disabled accessibility standards found at Title 24 of the California Code of Regulations, to be assessed at the time of application for plan review, shall be an additional 10% of the plan review fee specified in Schedule G. The fee for conducting an inspection for compliance with said disabled accessibility standards, to be assessed at the time of issuance of a building permit, shall be an additional 10% of the building permit fee which is assessed under Schedule G.